R TEC 08
Box 48A

Davidson County DEEDWARR
Recvd: 01/06/05 10:46 2 pgs
Fees:13.00 Taxes:643.80
20050106-0002178

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Roger Tucker
Affiant

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 29th day of December, 2004.

Janelle J. McGuire
Notary Public
My commission expires: 11/26/05

08-0411-90449

Address of New Owner:	Send Tax Bills to:	Tax Information
Dana S. Borum 1520 Riverside Drive Nashville TN 37206	America's Wholesale Lender 750 old Hickory Blvd. #180 Brentwood, TN 37027	72-14-0-248 15

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roger Tucker, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dana S. Borum, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 1 on the Resubdivision of Lot No. 22 of the Map showing M.P. Estes Subdivision of Lots 1, 2, 4, 5, 6, 7, 8, 9 and Part of Lots No. 10, 11, 12, 13 in Sharpe & Horns 6th Addition, which plat is of record as Instrument No. 20011024-0116278, said Register's Office. To which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger Tucker by deed from Dorothy Dean Youree, a married woman, and Mary Eleanor Murray, a married woman, and Patricia Ann Barlar, an unmarried woman dated October 31, 2001 of record as Instrument No. 20011103-0120561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1520 Riverside Drive, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of December, 2004.

Roger Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 29th day of December, 2004.

State of Tennessee at Large

My Commission expires 11/26/05

